

**LEMON GROVE CITY COUNCIL
AGENDA ITEM SUMMARY**

Item No. 3
Mtg. Date August 2, 2016
Dept. Development Services

Item Title: General Plan Update Timeline Extension

Staff Contact: David De Vries, Development Services Director

Recommendation:

Provide feedback to staff on the revised General Plan Update timeline.
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Item Summary:

As of July 2016, Cal Poly San Luis Obispo's Design Studio team completed a public outreach program and prepared an internal draft community profile and General Plan Update. Staff is requesting a one-year extension to the General Plan Update adoption in order to allow for coordination with the Downtown Village Specific Plan Expansion and the Climate Action Plan that are both projected to be completed in 2017. The extension will also provide additional time to explore alternative land use scenarios and provide increased public outreach and coordination with property owners affected by the General Plan Update.

Fiscal Impact:

No fiscal impact.

Environmental Review:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Not subject to review | <input type="checkbox"/> Negative Declaration |
| <input type="checkbox"/> Categorical Exemption, Section 15301 | <input type="checkbox"/> Mitigated Negative Declaration |

Public Information:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> Newsletter article | <input type="checkbox"/> Notice to property owners within 300 ft. |
| <input type="checkbox"/> Notice published in local newspaper | <input type="checkbox"/> Neighborhood meeting | |

Attachments:

A. Staff Report

LEMON GROVE CITY COUNCIL STAFF REPORT

Item No. 3

Mtg. Date August 2, 2016

Item Title: **General Plan Update Timeline Extension**

Staff Contact: David De Vries, Development Services Director

Background:

A general plan serves as the blueprint for the city's future and provides a vision for the community. There are seven mandatory elements that comprise a general plan and the state has guidelines and mandates related to the adoption of general plans. The City Council identified an update to the General Plan as a priority goal.

The following represents a timeline of events that have occurred related to the City's General Plan and the forthcoming General Plan Update:

- 1996 – Comprehensive General Plan adopted.
- 2001 – Broadway Commercial Project Specific Plan (Home Depot) adopted.
- 2005 – Downtown Village Specific Plan adopted.
- 2006 – Bikeway Master Plan adopted.
- 2012 – 2010-2020 Housing Element adopted.
- 2014 – Health & Wellness Element adopted.
- August 2015 – The City Council contracted with the Cal Poly San Luis Obispo (SLO) Master in City & Regional Planning (MCRP) Design Studio team to provide public outreach, analyze the existing General Plan and related documents, prepare a community profile, and draft a general plan update.
- September to October 2015 – The City Council formed a 14-member ad hoc focus group to advise staff and the SLO Design Studio team on their efforts with the general plan outreach and with identifying issues and opportunities.
- September to December 2015 – Community outreach conducted by SLO Design Studio team including coordination with the General Plan Update ad hoc focus group members.
- January 2016 – The City contracted with Rick Engineering Company to provide an update and expansion of the Downtown Village Specific Plan. Expected completion date is summer or fall of 2017.
- January 2016 – The City contracted with CityPlace Planning and Circulate San Diego to lead two community workshops related to the General Plan and assist in the review of the SLO Design Studio team's draft general plan and the request for qualifications for a General Plan Update environmental consultant.
- February 2016 – The City Council reviewed a summary of the completed public outreach program and ideas for consideration for the General Plan Update. The City Council requested staff to proceed with the Draft General Plan Update incorporating practical policies and land use scenarios that enhance the economy, increase park space through

Attachment A

joint use agreements, increase walking and biking paths and provide emphasis on enhancing areas outside of downtown such as “Federal Blvd.,” “East Broadway” and “South Skyline.”

- February to June 2016 – SLO Design Studio team prepared an internal draft of the General Plan Update and community profile.
- March 2016 – SANDAG tentatively agreed to fund the preparation of a Climate Action Plan (CAP) for the City. SANDAG will coordinate with staff and contract with consultants and manage the preparation of the CAP for City Council’s consideration. Expected completion date is June 2017.
- April 2016 – The City contracted with Dudek to prepare a Program Environmental Impact Report (PEIR) for the General Plan Update.

Discussion:

Staff presented a proposed timeline for the adoption of the General Plan Update to City Council in February 2016. This timeline showed an adoption date of October 2016. Staff is requesting a one-year extension to this timeline. Since the Downtown Village Specific Plan Expansion and Climate Action Plan are both projected to be completed in 2017, staff anticipates that these documents will provide additional insight and technical analysis that can add value to the General Plan Update. Initial coordination with property and business owners regarding land use scenarios presented new ideas for consideration and allowing additional time to explore alternatives and conduct additional public outreach will enhance the General Plan Update. The internal draft of the General Plan prepared by the SLO Design Studio team provided a decent initial draft, staff believes that the City will benefit from additional time to critique and finalize the draft General Plan Update. The revised timeline will include critiquing and preparing final edits of the draft General Plan Update; preparing appropriate GIS maps and tables associated with the update; ensuring the General Plan Update conforms to State and CEQA requirements (including new State Office of Planning and Research guidelines) and conforms to other adopted City plans; and providing assistance to Dudek in the preparation of the Program EIR as appropriate, coordinating additional public hearings and community workshops, and preparing subsequent drafts and the final General Plan Update for adoption. Staff intends to present a draft Land Use Plan, Parks Master Plan, Circulation Plan, and Land Use Descriptions to the City Council for consideration in spring of 2017. |

Conclusion:

Staff recommends that the City Council provide feedback to staff regarding the revised General Plan Update timeline. |